



April 14, 2000

Dear Property Owner/Resident:

On Thursday, April 27, 2000 the Coastal Conservancy will consider authorizing the acceptance of the dedication of a vacant oceanfront parcel at 21704 Pacific Coast Highway for visual and vertical public access. The enclosed agenda provides the time and location of the meeting. The enclosed summary of the staff recommendation provides more information about the proposed action.

There will also be additional opportunity to comment on this project prior to the Coastal Conservancy authorizing development or opening of this accessway.

If you have any questions or comments on this proposed action please send them to:

Gary Hernandez, Chair  
California State Coastal Conservancy  
1330 Broadway, Suite 1100  
Oakland CA 94612  
Attn: Carbon/La Costa Beach Public Access Dedication

Sincerely,

Marc Beyeler  
Project Manager

1330 Broadway, 11th Floor  
Oakland, California 94612-2530  
510-286-1015 Fax: 510-286-0470

MICHAEL KLEIN  
3989 Villa Costera  
Malibu, California 90265

April 18, 2000

Mr. Gary Hernandez  
Chair, Coastal Conservancy  
1330 Broadway, Suite 1100  
Oakland, CA 94612

Re: Carbon/El Costa Beach Public Access

Dear Mr. Hernandez:

As a Malibu resident located above  
the subject beach access, as well  
as a property owner on El Costa,  
I am writing to voice my families  
strong opposition to granting the  
access as has been outlined.

I won't take your time to review  
all of the arguments that I'm  
sure your familiar with but  
once again stress my opposing  
view to this project/action.

Best Regards,  
MK



# Ann Buck

20 2000

CONSERVANCY

April 18, 2000

Re: Carbon/La Costa Beach Public Access Dedication

Gary Hernandez, Chair  
California State Coastal Conservancy  
1330 Broadway, Suite 1100  
Oakland CA 94612

Attention: Marc Beyeler  
Project Manager


To Everyone:

Enclosed is a copy of my letter dated April 10th to  
Steve Hudson.

In addition I would like to state that at one point  
the fence, maintained by Pepperdine University, on the  
property concerned was knocked down by one of the terrible  
car accidents. Until the time, when it was replaced, the  
public entered the beach, which was so narrow and without  
a place to sit at high tide, and then <sup>they</sup> came to sit in front  
of the houses further down the beach. The following took  
place:

1. Urination on the sides of houses.
2. Not observing use of mean high tide line designation, so  
that boom boxes, etc. were with zero footage separation from  
the porches of the houses.
3. Statues, pillows, other personal items were stolen from  
my own house. Finally the La Costa Beach Association hired  
a guard to patrol the beach.
4. Issues of security for all of the houses were constantly  
challenged.

Sincerely,



ANN M. BUCK  
21606 Pacific Coast Highway  
Malibu, Ca. 90265

# Ann Buck

April 10, 2000

STEVE HUDSON  
CALIFORNIA COASTAL COMMISSION  
FAX 805 641 1732

Dear Mr. Hudson,

There are so many issues regarding the sale of Malibu Beachfront property on La Costa Beach, that I really do not know where to begin.

1. I live at 21606 Pacific Coast Highway, approximately ten houses from the site. Except when my house burned and I rebuilt, I have lived here for almost forty years. During that time, "the cove" as it is referred to locally has been the sight of numerous accidents on the highway and cars parked demolished.
2. The cove does not have any facilities for bathroom. It is a narrow strip of land often covered with tide, and often not suitable for sitting due to tidal consideration.
3. For me it seems like a political scandal that someone with money and political connection, the Mayor's wife, would be able to purchase the land in order to give it as bargaining leverage on her own personal land at another site. SPECIAL PRIVLEDGE AT THE EXPENSE OF HOME OWNERS ON CARBON AND LA COSTA BEACH.
4. This in no way covers all the levels and layers of this decision by the Coastal Commission. Undoubtedly you are aware of the large community outrage and that we are taking actions to have a fair consideration.

SHAME, shame for bowing to special political monied interests.

Sincerely,



ANN M BUCK  
21606 PACIFIC COAST HIGHWAY  
MALIBU, CA 90265

310 456 1903  
310 317-9909 Fax

APR-11-00 TUE 08:38 AM

FAX:

PAGE 2



**DRILLSTEIN-GREY MANAGEMENT**  
a basic entertainment company

April 10, 2000

Steve Hudson  
California Coastal Commission  
89 S. California Street  
Suite #200  
Ventura, CA 93001  
Via Fax 805-641-1732

Dear Mr. Hudson,

I reside at 21644 Pacific Coast Highway and have lived there for several years. I am writing to voice my strong opposition to the potential easements that are being proposed near my residence. I'm sure that you are aware that this particular stretch of the highway is extremely dangerous where numerous accidents occur on a regular basis, especially in the summer time. Granting the proposed easements will only escalate the hazards on this highway instead of keeping it the beautiful scenic drive that it was originally envisioned as. I trust that you will consider all sides and make a decision that will ensure that safety of all those who use Pacific Coast Highway. Thank you for your time.

Best regards,



Marc Gurvitz  
MG/tm

9150 Wilshire Blvd.

suite 350

Beverly Hills, ca

90212

tel 310 275 6135

fax 310 275 6180



FROM : SAM and MARGOT THOMAS

PHONE NO. : 213 851 3565

Apr. 10 2000 06:06PM P1

TITOMAS PROPERTIES  
21310 Pacific Coast Highway, Malibu, California 90265  
(310) 456 2804; (323) 851 3565

APRIL 10, 2000

FAX TO STEVE HUDSON, CALIFORNIA COASTAL COMMISSION, SOUTH CENTRAL COAST AREA, 89 CALIFORNIA STREET, SUITE 200, VENTURA, CALIFORNIA 93001 FROM SAM AND MARGOT THOMAS.

DEAR MR HUDSON:

THIS LETTER IS IN RESPONSE TO AN ARTICLE IN THE MALIBU TIMES, DATED APRIL 6TH, 2000 ENTITLED, "DEVELOPERS CLASH OVER BEACHFRONT BUY." WE WERE UNAWARE OF THIS ISSUE UNTIL WE READ THIS ARTICLE.

AS PROPERTY OWNERS ON LA COSTA BEACH, MALIBU, WE WISH TO INFORM YOU THAT WE WERE NEVER NOTIFIED AND WERE UNAWARE OF THE HEARING FOR A PENDING PERMIT BEFORE THE COASTAL COMMISSION REGARDING SITES 22368, 22338, AND 21704 TO DEVELOP THESE PROPERTIES BY APPLICANTS GAMMA, BROAD, AND DALY.

SURELY, A MATTER OF PUBLIC SAFETY NECESSITATES NOTIFICATION OF ALL PROPERTY OWNERS ON LA COSTA AND CARBON RATHER THAN JUST THE PROPERTY OWNERS NEXT DOOR.

WE WISH YOU TO BECOME AWARE THAT MANY PROPERTY OWNERS BOTH ON LA COSTA AND CARBON BEACHES ARE TOTALLY OPPOSED TO MAKING 21704 INTO A PUBLIC ACCESS PROPERTY. ON THE GROUNDS THAT P.C.H. IS AT THAT SITE A VERY DANGEROUS STRETCH OF ROAD DUE TO THE CURVATURE OF THE HIGHWAY AND SPEEDING MOTORISTS. IN FACT, SHERIFF STATISTICS SHOW THAT THIS HAS RESULTED IN THE THIRD WORST SITE OF ACCIDENTS IN MALIBU, SOME RESULTING IN DEATH. MOREOVER, THERE IS NOT ADEQUATE PARKING AND NO ROOM FOR DEVELOPING ANY. \*

THIS IS MOST DEFINITELY NOT A SUITABLE SITE. THE LIVES OF PEOPLE GOING TO THE BEACH MUST BE OF SOME INTEREST TO THE STATE \*

SINCERELY,

*Sam & Margot Thomas*  
SAM AND MARGOT THOMAS

FROM: DELANIE BRYANT

FAX NO.: 310 4561850

04-10-00 04:13P P.89

Kenji Michino  
21555 Pacific Coast Hwy.  
Malibu, CA 90265  
(310)456-1243

4/10/2000

California Coastal Commission  
89 South California St. #200  
Ventura, CA 93001

Re: Permit #: 4-99-146-A2, 4-99-185-A1, 4-99-266-A1  
22368, 21950, 22330 & 21704 Pacific Coast Hwy, Malibu

To whom it might concern,

I live in the neighbor of above location. I am deeply  
concerned about using this place as a public beach.

This location is in the dangerous high traffic area and I have  
witnessed many car accidents occurred. Opening this location to  
the public is totally disregarding people's welfare.

Let's imagine people park their cars and walk around this  
location, even, crossing the wide Pacific Coast Highway to the  
beach.

I strongly feel this location is not suitable for a public use.

Thank you.

  
Kenji Michino

FROM: DELANIE BRYANT

FAX NO.: 310 4561850

04-10-00 04:09P P.03

4/9/2000

To whom it may concern -

I am extremely concerned about turning the lot across from my house (21701 PCH, Malibu) into public beach access. ~~The~~ This section of PCH is very dangerous. Pls see attached re the near-fatal accident I was involved in right in front of the lot in question.

Thank you,

Deborah Lachman

Deborah Lachman

21701 PCH



APR-12-00 01:45 AM

99999

P.02

11020 SAN VICENTE BLVD.  
BRENTWOOD, CA 90049  
(310) 826-6624

805 641 1732

To Steve Hudson  
California Coastal Comm.

Dear Steve -

It has been over 30 years and the plan to add an excess at the end is a extremely dangerous proposition, that corner is one of the most dangerous spots on P.C.H. Just ask the Sheriff's Dept. We're always getting calls, because of the number emergency situations.

Thank-you

Home Address

Ryan O'Neal

21304 P.C.H. Malibu

90265

JAN-16-1998 03:34P FROM:

TO:18056411732

P:1/2

# LAWRENCE KUPPIN

April 11, 2000

Mr. Steve Hudson  
CALIFORNIA COASTAL COMMISSION  
South Central Coast Area  
89 California Street  
Suite 200  
Ventura, CA. 93001

Via Mail & Fax  
(805) 641-1732

I was greatly distressed to learn from one of my neighbors on LaCosta beach in Malibu that a Coastal Commission hearing has been scheduled for tomorrow concerning the issue of turning the lot, commonly known as 21704 Pacific Coast Highway, into public access to LaCosta and Carbon Beaches. As a homeowner on LaCosta Beach, I was given no notice of such a meeting; no notice of the issues to be discussed or determined and no notice allowing me and my fellow neighbors to investigate the proposal, the applicable laws, ordinances, zoning and other issues which would permit us to prepare for such a hearing. I strongly object to the setting and holding of this hearing without proper and timely notice to myself and the other property owners along Carbon and LaCosta beaches.

Without having any time at all to investigate the matters which I understand are to be discussed at tomorrow's meeting of the Coastal Commission and lacking any information from any governmental authority, I have a great many questions concerning this public access proposal. They include the following:

1. There is limited and often no available public parking near or adjacent to the 21704 Pacific Coast Highway location. Has a study been conducted to determine where the public would park to take advantage of access at this location? What are the safety issues involved with parking and then walking along or across Pacific Coast Highway to gain the proposed beach access to this stretch of Pacific Coast Highway?
2. There are no sidewalks at or near the proposed access location. Has a safety study been conducted concerning the safety or lack of safety related to walking in the street from one's car to arrive at the public access location?

21314 Pacific Coast Highway, Malibu, California 90265  
Telephone: (310) 275-1440 Telefax: (310) 275-2976



JAN-16-1998 03:35P FROM:

TO:18056411732

P:2/2

- 2 -

April 11, 2000

Mr. Steve Hudson  
California Coastal Commission

3. According to the Malibu Sheriff's Office, the curve on Pacific Coast Highway, which abuts the 21704 Pacific Coast Highway location, is the third worst site of auto accidents in all of Malibu. Many people have been injured and even killed in accidents which have taken place directly in front of the 21704 Pacific Coast Highway location being discussed as appropriate for public access. Is the Coastal Commission aware of the accident statistics at this location? Has the Malibu Sheriff's Office been contacted to determine their attitude concerning the appropriateness of this location for public access? Has a traffic safety study been conducted concerning the safety issue involved in locating public access at this location?

4. I have been informed by some of my neighbors that the idea of transferring the 21704 Pacific Coast Highway location for use as public access is the result of a "deal" worked out to facilitate the building of "beach mansions" on Carbon beach by certain well known families. The trade off, I am told, involves the transfer of the lot in question in return for building permits which would otherwise exceed the permissible building limits. I hope these accusations I have heard are not true, but it would obviously be of great concern if public safety were being compromised for the benefit of the rich and well-connected.

Because of the numerous issues which surround the matter of using 21704 Pacific Coast Highway as potential public access, I believe all LaCosta and Carbon beach homeowners should be advised of: a.) what is being proposed; b.) what studies have or have not been done concerning safety and other issues concerning the matter (with copies to all homeowners); c.) what, if any, quid pro quos are involved in the transfer of 21704 Pacific Coast Highway for the proposed purpose and d.) all interested homeowners should be provided an adequate time to study all written and other materials and to prepare for any hearings or meetings on the matter, which hearings or meetings should be rescheduled for a later date to permit a proper and informed response.

This letter does not intend to state all of my reasons for concern with the proposal in question and I reserve all of my rights to object to and challenge the conclusions reached at the hearing scheduled for tomorrow. Due to the lack of prior notice, I cannot attend the meeting.

Sincerely,



LAWRENCE KLIPPIN

cc: Art Zolof  
Fax: (310) 456-8524



APR. 11. 2000 4:27PM P 1  
PHONE NO. : 310 476 8008

FROM: SIEGLER

## JODY AND SCOTT SIEGLER

April 10, 2000

Coastal Commissioners  
c/o Steve Hudson  
California Coastal Commission  
89 South California  
Suite 200  
Ventura, CA 93001

CASE # W8 SABC  
4-99-185-A1,2,3

Dear Steve:

Thank you for spending some time on the phone with me today. Per our conversation, I'd like to convey the thoughts of my husband and myself, property owners of 21640 PCH on La Costa.

As I stated, we are very concerned and disappointed in the lack of "due process" on the subject of notification. The Notice of Pending Permit was dated April 3, and your own memo regarding the "submission of written materials" requires that you "submit your materials to the Commission staff no later than three working days before the hearing..." Three working days before April 12<sup>th</sup> is April 7<sup>th</sup>. A posting of 4 days hardly seems adequate, or even legal, for such a sophisticated issue. You cited your own lawyer's opinion that while admittedly short, the notification period was legal. The fact that the notification period was so questionably short that it required legal counsel is a statement unto itself.

Homeowners on La Costa are struggling to spread the word and obtain a postponement so that the issue can receive the due diligence it deserves. While I appreciate that the Commission has studied the issue and rendered it's concurring opinion, it seems that the process of requiring public notice is obviated when adequate lead time is ignored. Why bother posting at all? The intent of public notification must include some test of reasonableness.

While we hope for the adequate opportunity to explore all facets of this issue, our immediate response includes the following concerns:

1. How is it that mitigation of the public view corridor on Carbon Beach is satisfied by providing it on La Costa? Doesn't La Costa carry its own public access burden? Isn't it the intent of the public access allocation to be distributed it across the shoreline?
2. Isn't beach width relevant in determining the appropriateness of public access? Isn't Carbon beach much wider than La Costa, and therefore minimizes the issue of "forced trespass" by providing more sandy beach to walk on. I, myself, have gotten caught clinging to neighbors' stairs as I walked the beach without being mindful of seasonal tide charts. Water comes up to the stairs and most bullheads during the day on La Costa beach. Where is the public supposed to perch? On our decks? It seems that a

21640 Pacific Coast Highway, LA, CA 90265  
(310) 476-1286

APR. 11. 2000 4:28PM P 2  
PHONE NO. : 310 476 8008

FROM : SIEGLER

**JODY AND SCOTT SIEGLER**

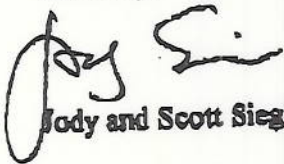
consistently sandy beach is tantamount to fairly provided public access for all those concerned.

3. How is it considered equivalent and fair to take 3 portions of public access and aggregate them into one space (in either La Costa or Carbon? Doesn't that encourage creating a bona fide public beach, as opposed to a public view corridor? What is then done about parking, restroom needs, eating, etc.? At least on Carbon Beach there are commercial establishments which will help mitigate the violation of personal property, which is what I call it when someone urinates on the side of my house (or worse).
4. Have you ever tried backing out of a driveway on La Costa Beach? Do you have any idea how blind that curve is at the northern end of the beach? As dangerous as PCH may be in all areas, I understand that fully 20% of all traffic accidents on PCH occur at this curve. If taking your life into your own hands was a matter of choice, suicide wouldn't be illegal. Is this a "buyer beware" attitude toward the potential consumers of the proposed "public view corridor"?

Whether or not you agree with our feelings, or whether or not they have had adequate time to be fleshed out seems to go right to the heart of public notice and hearings. Why have them at all if not to invite our attendance in a meaningful and actionable way?

Thank you for your time and consideration.

Sincerely,



Jody and Scott Siegler

21640 Pacific Coast Highway, LA, CA 90265  
(310) 476-1286



**FAX COVER SHEET****FROM:** Charles S. "Budge" Offer, Jr.**TELEPHONE:** (310) 456-2008**FAX:** (310) 456-3339**TO:** Steve Hudson (California Coastal Commission)**TELEPHONE:** 805-641-0142**FAX#:** 805-641-1732**DATE:** 4/10/00**NO. OF PAGES (INCLUDING COVER SHEET):** 2**MESSAGE:**

Re: Pending Coastal Permit 4-99-266 as relates to the parcel at 21704 Pacific Coast Highway, Malibu (APN: 4451-003-033)

As the owner and full time resident of the property at 21910 Pacific Coast Highway, I wish to express my concerns for the proposed public access that might be granted in place of the required public view corridor on each of three proposed new homes further up the beach from our home.

Firstly, however, I feel compelled to tell you how shocked I am that such a serious matter would be considered without some advance warning to those most affected. Had I not read about it in the Malibu Times this past Thursday, I would not have known nor would any of my neighbors. Surely an applicant has some obligation to inform affected parties more than a week before a hearing, and a little piece of paper put on a stick six inches off the ground in front of a chain link fence enclosing a vacant piece of land would not seem to be adequate notice.

My biggest concern is that proper investigation be made before any decision is reached. Specifically, what evidence do you have from the Malibu Sheriff's Department or the L.A. County Fire Department that this will not create an additional safety hazard? The subject property is on a very dangerous curve, with serious parking limitations and high-speed traffic. Getting in and out of one's driveway is already extremely difficult and dangerous. All one has to do is check out the bottlenecks caused at Surfrider Beach with people trying to back into parking spaces, unload surfboards, children etc.

I strongly urge that you do some more investigation before you make your decision. The only positive I can find in all of this is that when we have the serious accidents which I



feel are inevitable, the close proximity to the Fire Station at Carbon Canyon will come in handy. On the negative side, I find it odd that three owners up the beach with oversized lots and plans to build oversized houses cannot see their way clear to provide the required public view corridor, and still get the terrific house that they all want and deserve. Why should all of us suffer the consequences, and why should the Coastal Commission endorse a plan that creates an obvious safety hazard?

TOTAL P.02

1 of 3

April 10, 2000

Mr. Steve Hudson  
California Coastal Commission  
South Central Coast Area  
89 South California Street, Suite 200  
Ventura, CA 93001

Address: Public Access and View Corridor, La Costa Beach, Malibu, CA

Dear Mr. Hudson,

I am the property owner at 21628 Pacific Coast Highway, Malibu, CA.

I was informed this weekend that there is a proposal before the Coastal Commission to allow three property owners who are combining properties on Carbon Beach to transfer their coastal conditions of visual access to Carbon Beach to the vacant parcel on La Costa Beach.

It is my understanding that the purchasers of the La Costa property were required to provide only visual access to Carbon Beach as a condition of their coastal permits. I did not read that there was a condition for physical beach access to Carbon Beach. However, it is my understanding that what is being offered on the La Costa property by these property owners as an alternative to their coastal condition on Carbon Beach is not only visual access (view corridor) but also physical beach access for the La Costa beach property. This is not the same requirement that was placed on Carbon Beach. I would not normally have been noticed because I am not within 100' of the project, as per Coastal notice requirements, however this transfer has such big implications because it involves a neighborhood, that I feel that I must get involved.

In the event the Coastal Commission allows the Carbon Beach property owners to transfer their responsibilities and conditions to another beach, shouldn't the conditions be the same, i.e. visual access only? Therefore I do not understand why beach access has become part of this transfer process.

The subject property on La Costa Beach has been owned by Pepperdine since the early 1970's. Over the years there have been many attempts to develop the property.

10'4 7410J

2 of 3

beach, but State Lands issues and on-site septic requirements, to name a few, have prevented the property from being developed. Coastal, L.A. County, as well as City of Malibu records attest to this fact. Therefore the public already enjoys view corridors on La Costa Beach without having to incur any other related problems which follow with public access. Therefore no new public benefit would be created in making this property subject to the transfer because the public already enjoys the view corridor on this property.

If in fact the Coastal Commission's position is to allow the Carbon Beach property owners to transfer their responsibilities to some other beach, shouldn't the Commission consider other property that would create a new public benefit?

It is my understanding that Coastal staff has recommended approval of this application, however before it is given final approval there should be serious consideration given to the very critical issue of public safety at this location.

We all know that PCH can be a dangerous highway. There is a high volume of traffic currently on PCH and it is increasing; these facts can be verified by Caltrans. In verifying the incidents of traffic accidents in this particular area with the L.A. County Sheriff's Department or with the Paramedics, you will see that the incident of vehicular related accidents has been on an increase. To my knowledge, Coastal staff has not verified these facts.

The stretch of PCH in front of the subject property on La Costa Beach is unusual in that it is a blind curving stretch of PCH with the intersection of two adjacent streets, Carbon Mesa and Ramble Vista, only one of which has a traffic light. In addition there is a firehouse at the base of Carbon Mesa.

Perhaps there is some grand scheme for where people will park to enjoy the benefits of public access to La Costa Beach while avoiding the perils of crossing PCH at a blind curve, but that in itself will create another potential disaster, of pedestrians crossing PCH on a haphazard basis or attempting turns with limited visibility.

Please note that there have been various pedestrian mishaps in front of La Costa Beach Club where there is a crosswalk and clear visibility; people have actually been hit by cars on PCH attempting to cross there. These facts are verifiable.



3 of 3

Besides these facts, I am surprised to hear that none of the La Costa residents or people with a valid vested interest in this section of the beach were noticed of this upcoming hearing.

In addition I do think the precedent-setting policy of letting someone transfer their responsibility to their immediate neighborhood to another neighborhood is irresponsible and self-serving and available only to those who have the financial or political clout to do so.

At a minimum, if the Coastal Commission is prepared to go forward with this, there should be full notice of all interested and concerned parties to allow a constructive dialogue on the ramifications of such a decision on this particular location on this particular stretch of highway on this particular beach. Without the proper notice it is impossible to discuss the merits or lack thereof on such an important issue.

Thank you for your consideration of these facts.

Sincerely,

Yoni Dine, Property Owner  
21628 Pacific Coast Highway  
Malibu, CA 90263

Apr-07-00 02:20P Alan / Jane Daily

(818) 894-8828

P.02

April 7, 2000

Re: W8 5 A,B,C  
4-99-185-A1  
4-99-146-A2  
4-99-266-A3

Dear Commissioners,

I've been a homeowner on the beach in Malibu for more than 30 years during which time I have never seen a coastal proposal so potentially "explosive" as that which is the subject of a front page story in the current Malibu Times.

To approve this particular site as a Public Access is inviting disastrous liabilities. This site is on the crest of a blind curve and one of the most accident prone sections of the Pacific Coast Highway.

The parking is inadequate and ingress and egress is threatening to those parked as well as traffic on the highway.

It is frightening to think of the consequences for people, who might only find parking on the opposite side of the highway, trying to cross PCH against the traffic!

Homeowners have not been given any notice of this permit amendment and consequently we are put at a very disadvantageous position, not having sufficient time to discuss this situation amongst ourselves and the opportunity to retain counsel for advice on a possible solution or alternative suggestions, changes, or modifications, if any.

In fairness to all concerned, I urge the commission to postpone any decision on this matter until a later date.

Thank you for your consideration.

Sincerely,



Freddie Fields

The Fields Company

□ 9542 Cherokee Lane • Beverly Hills, CA 90210 • 310-276-6555 • Fax: 310-276-1640

APR. 7, 2000 2:20PM

NO. 265 P.2

**Peg Yorkin**  
**8105 West Third St.**  
**Los Angeles, CA 90048**  
**323/653-2689 Fax**  
**323/651-0491 Voice**

**FAX TRANSMITTAL****April 7, 2000****California Coastal Commission**  
**805/641-1732****Dear Commissioners,**

**I am a property owner on La Costa Beach in Malibu. In fact I own two houses, 21348 and 21358 Pacific Coast Highway. I cannot begin to tell you how appalled I am by the possibility that Eli Broad and Nancy Daly Riordan might subvert the law of the commission by buying the property between La Costa and Carbon Beaches to turn into a public beach. None of us had any notice of this. There are no facilities for a public beach and the principals seem to be buying their comfort at the expense of the rest of us.**

**I trust that you will not approve of this transaction. I am afraid that if this goes through, it will ignite a brouhaha that will be unpleasant for all of us.**

*Peg Yorkin*



APR 10 00 09:17 AM BBC and Co.5 STAR DESIGN 310 435 0202

P.01

[Click here and type address]

## facsimile transmittal

To: Steve Hudson Fax: (805)-641-1132  
From: Susanne O'Gara Date: 04/10/00  
Re: La Costa Beach, public beach access Pages: 2  
CC: Dan Hillman, Bruce Parker, Art  
Zolath, Todi Sloan, Paul Beck, Delanie  
Brvant

x Urgent

To Steve Hudson

Dear Sir,

I AM CONTACTING YOU, VIA FAX, CONCERNING THE LA COSTA BEACH,  
PUBLIC ACCESS SITUATION.

I am very concerned for many reasons about this impending decision. My first concern is about safety. The stretch of PCH which fronts this piece of beach is one of the most treacherous, even deadly curves in all of Malibu. Also, even without the additional problems of public access parking, the local residents have a nearly impossible parking situation already.

My next safety concern has to do with the children and pets of this community. Community access will open the beach to a very dangerous, high speed highway. It is a tragedy just waiting to happen.

Another major concern I know we all have, is one of the environment. La Costa Beach has one of Malibu's last remaining tide pools. I dread the thought of what might happen to this fragile

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APR-10-00 09:10 AM BBC and Co.5 STAR DESIGN 310 455 0202

P.02

treasure if the beach were open to more and more people, perhaps even tourists not aware of the fragility of our very special marine ecology. Please help us help our environment.

I hope you will consider all of these very important issues at your meeting on Wednesday.

Thank you

A very concerned resident of LA Costa Beach

Suzanne O'Grady

21544 Pacific Coast Highway

Malibu CA 90265

(310) 472-0324

(Ainslie Pryor, daughter, fax (310) 455-0202)